

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM****SUBJECT:** MGM Industrial Park Rezone from A-1 to PUD**DEPARTMENT:** Planning and Development **DIVISION:** Planning**AUTHORIZED BY:** Dori DeBord**CONTACT:** Ian Sikonia**EXT:** 7398**MOTION/RECOMMENDATION:**

1. Approve a request and enact an ordinance for a rezone from A-1 (Agriculture) to PUD (Planned Unit Development) on 5.56 ± acres, located on the east side of Richmond Avenue approximately ½ mile south of the intersection of SR 46 and Richmond Avenue, approve the attached Preliminary Master Plan and Development Order, and authorize the Chairman to execute the aforementioned documents, per staff findings; (Jack Reynolds, applicant); or
2. Deny the requested rezone from A-1 (Agriculture) to PUD (Planned Unit Development) on 5.56 ± acres, located on the east side of Richmond Avenue approximately ½ mile south of the intersection of SR 46 and Richmond Avenue, and authorize the Chairman to execute the Denial Development Order (Jack Reynolds, applicant); or
3. Continue until a time and date certain.

District 5 Brenda Carey

Ian Sikonia

BACKGROUND:

The applicant, Jack Reynolds, is requesting a rezone from A-1 (Agriculture) to PUD (Planned Unit Development), in order to develop an industrial park consisting of six buildings. The Future Land Use designation on the subject property is HIP-AP (Higher Intensity Planned Development – Airport), which allows the requested zoning district.

The proposed Preliminary Master Plan indicates that the project will contain a total of 59,400 square feet divided between six buildings. Office uses will be limited to 14,400 square feet and warehouse uses are limited to 45,000 square feet. The applicant is proposing uses from the M-1 (Industrial) zoning district with outdoor storage. The applicant proposes to develop this industrial park in six phases, the first of which would be building one and the infrastructure of the development.

STAFF RECOMMENDATION:

Staff recommends that the Board approve the request for a rezone from A-1 (Agriculture) to PUD (Planned Unit Development) on 5.56 ± acres, located on the east side of Richmond Avenue approximately ½ mile south of the intersection of SR 46 and Richmond Avenue, and recommends approval of the attached Preliminary Site Plan, subject to the conditions in the attached Development Order.

ATTACHMENTS:

1. Staff Report
2. Location Map
3. Future Land Use and Zoning Map
4. Aerial Map
5. Preliminary Master Plan
6. Development Order
7. Rezone Ordinance
8. 11-5-08 Planning & Zoning Commission Minutes
9. Denial Development Order
10. Ownership Disclosure Form

Additionally Reviewed By:

☒ County Attorney Review (Kathleen Furey-Tran)

MGM INDUSTRIAL PARK REZONE Rezone from A-1 to PUD		
APPLICANT	Jack Reynolds	
PROPERTY OWNER	MGM Construction Products, LLC	
REQUEST	Rezone from A-1 (Agriculture) to PUD (Planned Unit Development).	
PROPERTY SIZE	5.56 ± acres	
HEARING DATE (S)	P&Z: November 5, 2008	BCC: January 13, 2009
PARCEL ID	03-20-31-501-0D00-0070	
LOCATION	Located on the east side of Richmond Avenue approximately ½ mile south of the intersection of SR 46 and Richmond Avenue.	
FUTURE LAND USE	HIP-AP (Higher Intensity Planned Development - Airport)	
ZONING	A-1 (Agriculture)	
FILE NUMBER	Z2008-27	
COMMISSION DISTRICT	#5 – Carey	

PROPOSED DEVELOPMENT:

The applicant is proposing a 59,400 square foot industrial park composed of six buildings.

ANALYSIS OVERVIEW:

ZONING REQUEST

The applicant, Jack Reynolds, is requesting a rezone in order to develop a 59,400 square foot office/warehouse complex. The Future Land Use designation of the subject property is HIP-AP (Higher Intensity Planned Development - Airport), which allows for the requested PUD zoning district. The following table depicts the minimum regulations for the current zoning district of A-1 (Agriculture) and the requested district of PUD (Planned Commercial Development):

DISTRICT REGULATIONS	Existing Zoning (A-1)	Proposed Zoning (PUD)
Minimum Lot Size	43,560 sq. ft.	N/A
Minimum House Size	N/A	N/A
Minimum Width at Building Line	150 feet	N/A
Front Yard Setback	50 feet	50 feet
Side Yard Setback	10 feet	10 feet
(Street) Side Yard Setback	50 feet	N/A
Rear Yard Setback	30 feet	25 feet
Maximum Building Height	35 feet	35 feet

COMPATIBILITY WITH SURROUNDING PROPERTIES

The area of Richmond Avenue and East Lake Mary Boulevard is in close proximity to the Orlando/Sanford International Airport and has been assigned the Future Land Use Designation of Higher Intensity Planned Development – Airport (HIP-AP). The HIP-AP Future Land Use Designation has been implemented to encourage and foster growth for airport support uses such as retail, industrial, and office. In the recent years this area has been transitioning from agricultural and residential uses to more intense industrial and office uses which are more compatible and consistent with the existing Future Land Use Designation on the property. Some other examples of recent rezone applications in this area are Kentucky Street PCD, Moores Station Road PCD, and the Laura Avenue Rezone which all allowed for similar industrial uses.

This site is surrounded by vacant parcels and single-family homes on one acre and larger lots. All the surrounding properties have the A-1 zoning district and the HIP-AP Future Land Use Designation. Due to the size of this property, its proximity to major thoroughfares and the Orlando/Sanford International Airport the proposed development of an office/warehouse complex is consistent with the intent of the HIP-AP Future Land Use. The proposed use of this site allows for a mixture of compatible office and warehouse uses allowing for the growth of an employment center in a burgeoning area. Staff finds the requested rezone is compatible with the surrounding uses and existing development patterns of the area.

SITE ANALYSIS:

ENVIRONMENTAL IMPACTS

Floodplain Impacts:

Based on FIRM map with an effective date of 2007, there appears to be no floodplains on the subject property.

Drainage:

The proposed project is located within the Lake Jesup Drainage Basin, and does not have limited downstream capacity. The site will have to be designed to meet the pre-development rate of discharge for the 25-year, 24-hour storm event.

Wetland Impacts:

Based on preliminary aerial photo and County wetland map analysis, there appears to be no wetlands on the subject property.

Endangered and Threatened Wildlife:

Based on a preliminary analysis, there may be endangered and threatened wildlife on the subject property. A listed species survey will be required prior to final engineering approval.

PUBLIC FACILITY IMPACTS

Rule 9J-5.0055(3)(c); Florida Administrative Code, requires that adequate public facilities and services be available concurrent with the impacts of development. The applicant has elected to defer Concurrency Review at this time. The applicant will be required to undergo Concurrency Review prior to final engineering approval.

Utilities:

The site is located in the City of Sanford water and sewer utility service area. There is a 12-inch water main on the west side of Lake Mary Boulevard. The applicant has elected to obtain water and sewer through a well and septic system on site. The applicant must obtain approval for the well and septic system through the Seminole County Health Department.

Transportation / Traffic:

The property proposes access onto Richmond Avenue and East Lake Mary Boulevard, which are classified as local and arterial roadways respectively and do not have improvements programmed in the County 5-year Capital Improvement Program. Access to East Lake Mary Boulevard will require a road constructed to local roadway standards within a public or private right-of-way.

Buffers and Sidewalks:

The development will be required to construct a 5' side walk along the frontage of Richmond Avenue.

The following proposed buffers are contained in the attached Development Order:

East:	10'
South:	5'
North:	10'
West:	25'

The proposed landscaping shall consist of four canopy trees per 100 linear feet adjacent to rights of way and to the other properties lines. There shall also be a continuous hedge 24" high and 30" on center to reach 3' tall within one year, screening parking areas from adjacent public rights of way and other property lines. Internal landscaping shall be 10% of the parking area and have one canopy tree per 200 square

feet. The applicant is also proposing to save several large oak trees which are called out on the Preliminary Master Plan.

APPLICABLE POLICIES:

Fiscal Impact Analysis

This project does not warrant the running of the County Fiscal Impact Analysis Model.

Special Districts

The subject property is not located within any special districts.

Comprehensive Plan (Vision 2020)

The County's Comprehensive Plan is designed to preserve and enhance the public health, safety and welfare through the management of growth, provision of adequate public services and the protection of natural resources.

The proposed project is consistent with the following list of policies (there may be other provisions of the Comprehensive Plan that apply that are not included in this list):

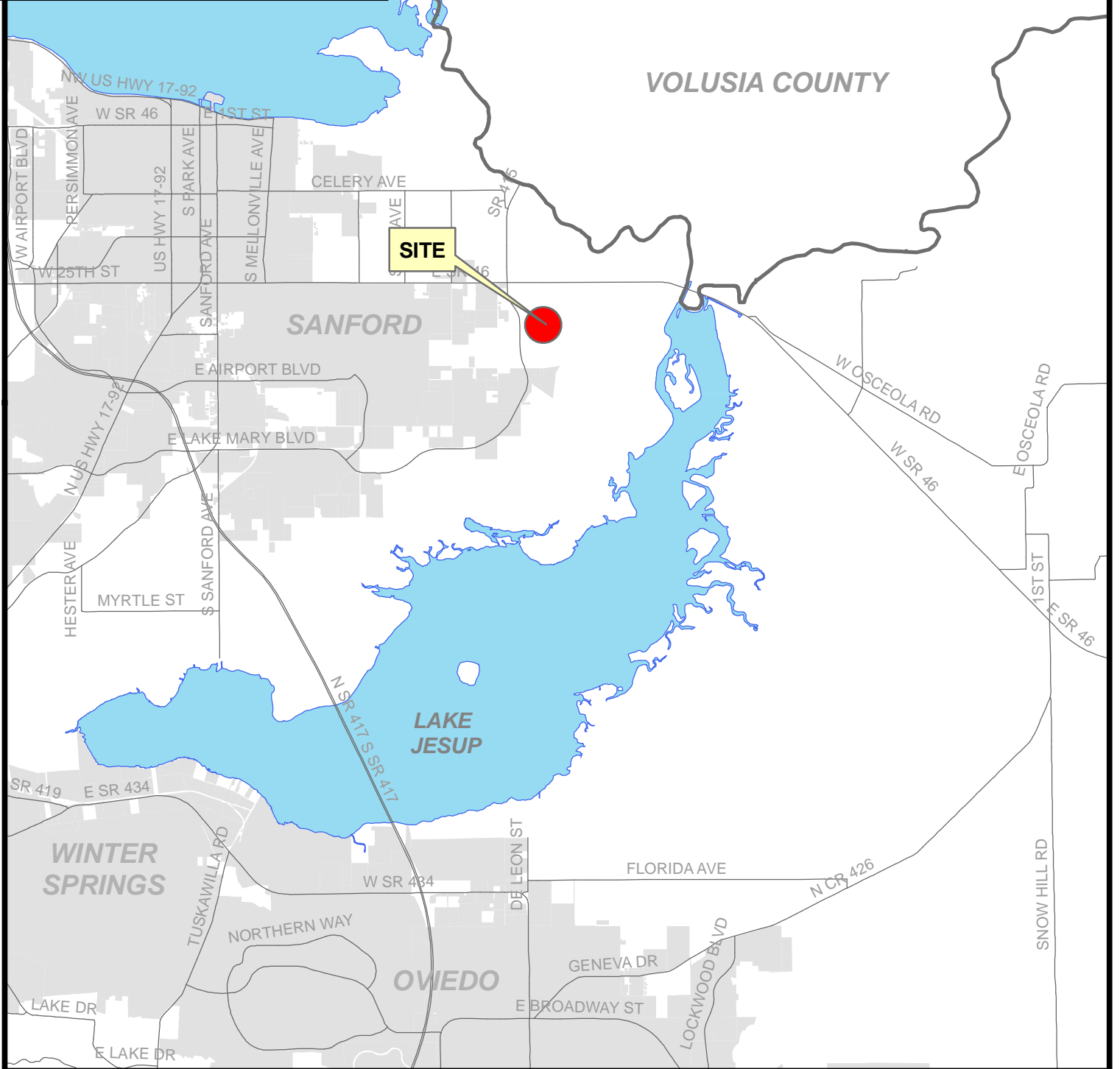
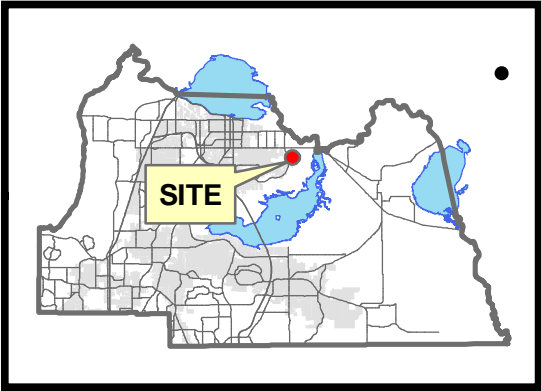
Policy FLU	2.10: Determination of Compatibility in PUD and PCD Zoning Classifications
Policy FLU	5.5: Higher Intensity Planned Development Purpose
Policy FLU	5.7: Higher Intensity Planned Development – Airport Permitted Uses and Location Standards

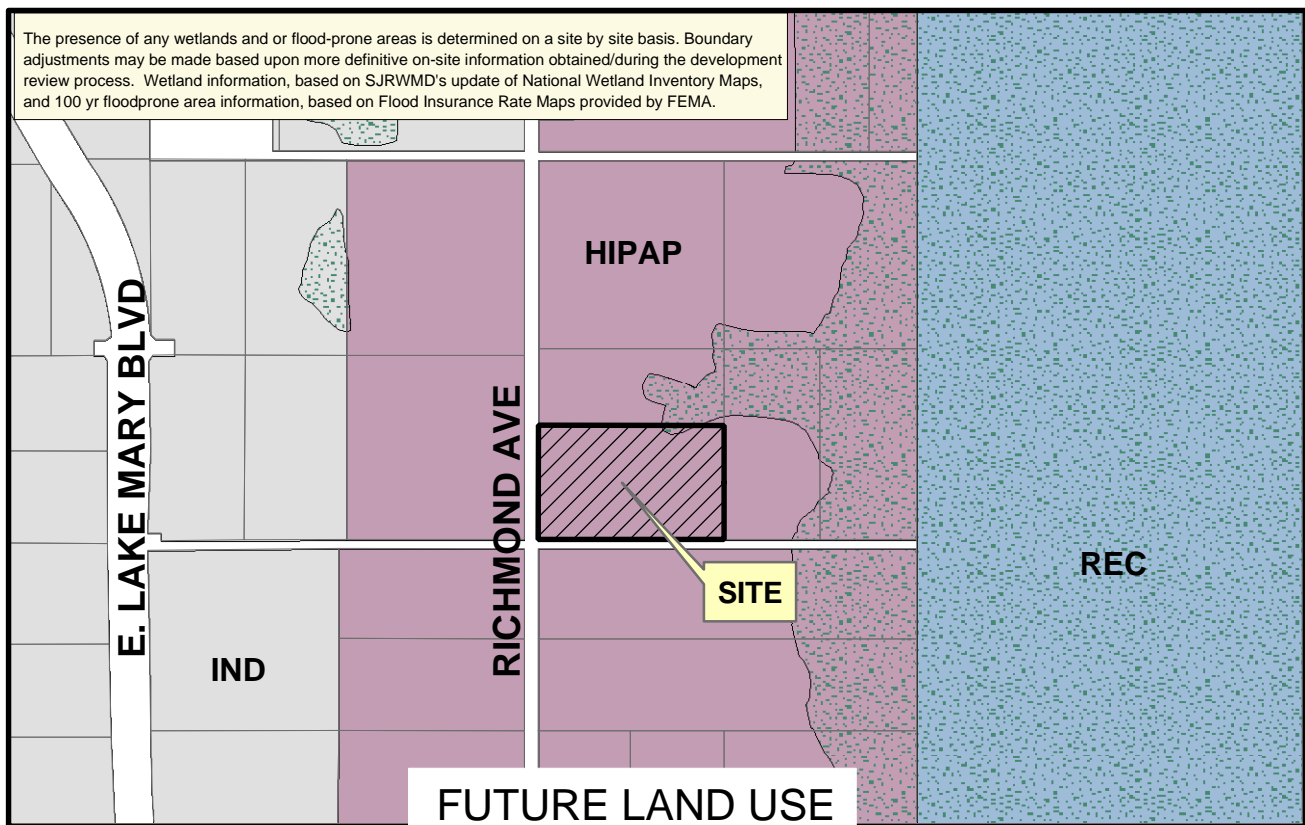
INTERGOVERNMENTAL NOTIFICATION:

Intergovernmental notices were not required, due to this property not being located near or adjacent to any municipality.

LETTERS OF SUPPORT OR OPPOSITION:

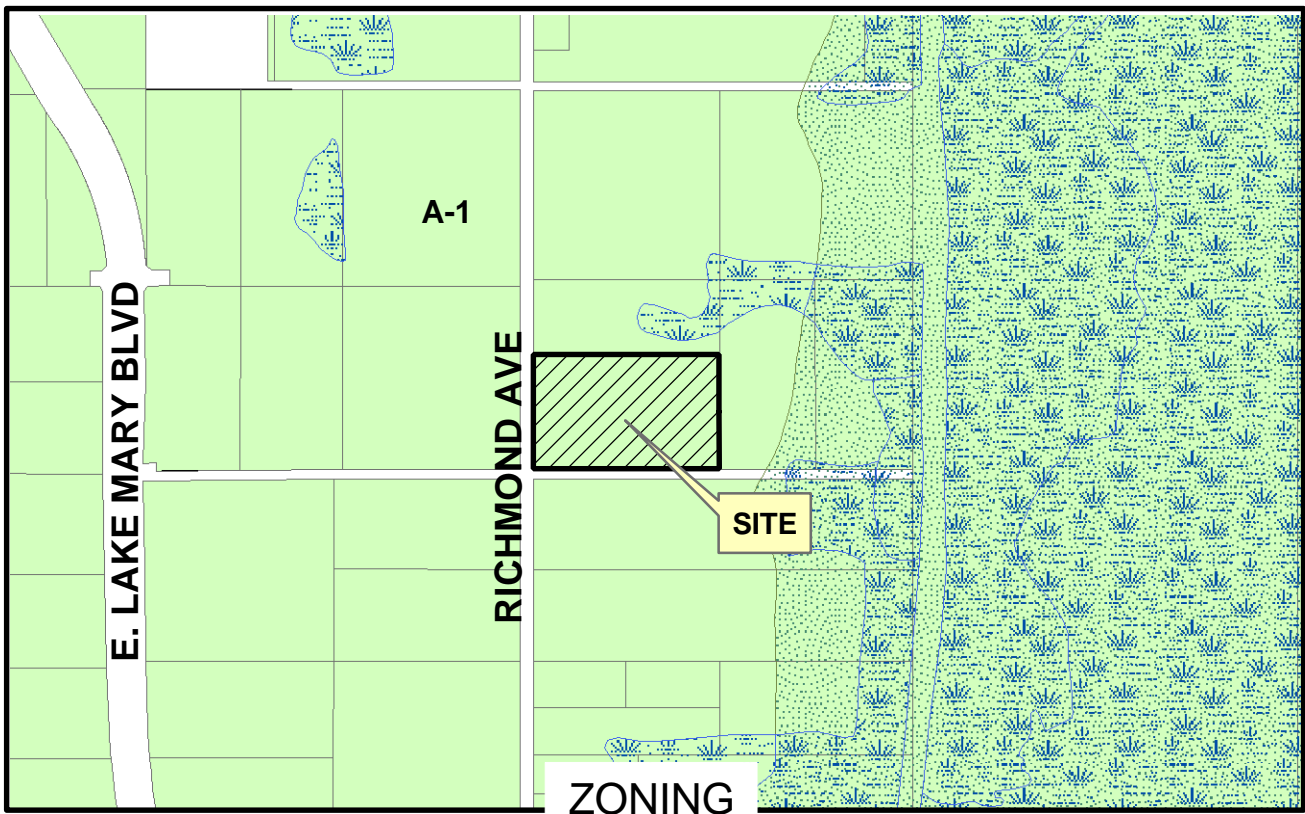
Staff has not received letters of support or opposition.

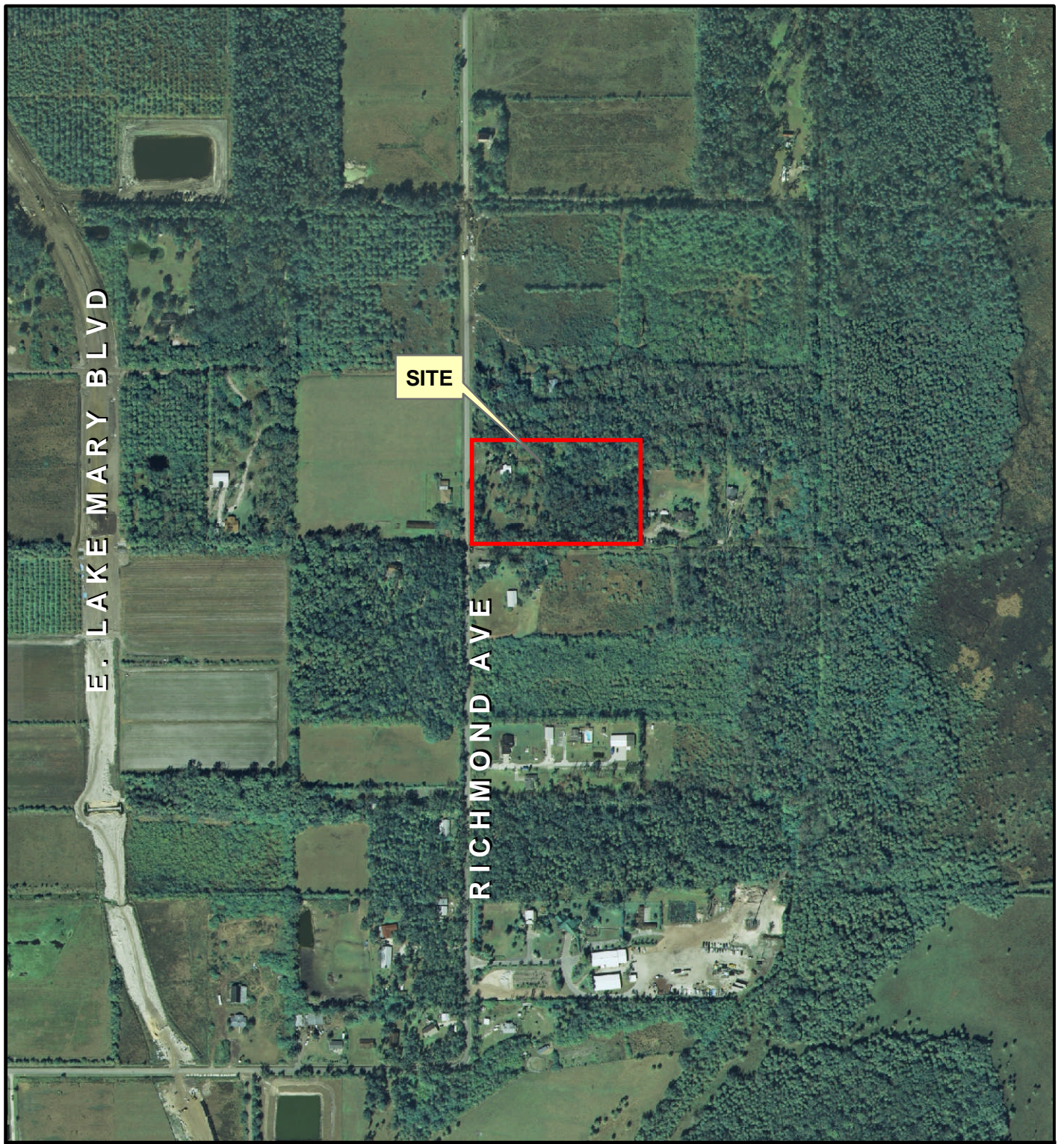




Applicant: Jack Reynolds
 Physical STR: 03-20-31-501-0D00-0070
 Gross Acres: 5.56 +/- BCC District: 5
 Existing Use:
 Special Notes: residence

	Amend/ Rezone#	From	To
FLU	--	--	--
Zoning	Z2008-027	A-1	PUD





Rezone No: Z2008-27
 From: A-1 To: PUD

- Parcel
- Subject Property



Winter 2006 Color Aerials

PRELIMINARY MASTER PLAN
FOR
MGM INDUSTRIAL PARK

2685 RICHMOND AVE.
SANFORD, FLORIDA

PARCEL I.D. # 03-20-31-501-0D00-0070

PREPARED FOR:

MARK GAMES
MGM CONSTRUCTION PRODUCTS, LLC
P.O. BOX 8

EOULA, MISSOURI 63344
TELEPHONE (573) 485-2161
FAX (573) 485-6701

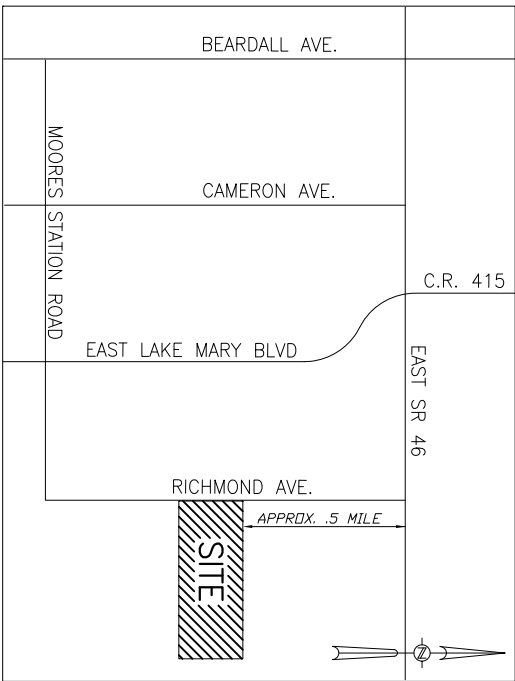
E-MAIL: mgames@magruderconstruction.com

PROJECT MANAGER:

JHR CONSULTANTS, INC.
478 EAST ALTAMONTE DRIVE, SUITE 162
ALTAMONTE SPRINGS, FLORIDA 32701
TELEPHONE: (407) 262-9176
FAX: (407) 262-9170
E-MAIL: jackreynolds@lannathdesign.com
CONTACT: JACK REYNOLDS

SURVEYOR:

SWERDLOFF & PERRY SURVEYORS, INC.
370 WAYMONT COURT
LAKE MARY, FLORIDA 32746
TELEPHONE (407) 688-7631
FAX (407) 688-7691
E-MAIL: sandpsurveying@gmail.com
CONTACT: RALPH SWERDLOFF



LOCATION SKETCH

SECTION 03, TOWNSHIP 20 SOUTH, RANGE 31 EAST

INDEX OF DRAWINGS		
CIVIL		
C-1	1	COVER SHEET
C-2	2	BOUNDARY & TOPO SURVEY
C-3	3	MASTER SITE PLAN
C-4	4	LANDSCAPE PLAN

NOTE TO CONTRACTOR

CONTRACTOR SHALL PAY FOR AND OBTAIN A SEMINOLE COUNTY RIGHT-OF-WAY PERMIT AND HOLD A PRE-CONSTRUCTION CONFERENCE BEFORE STARTING WORK. CONTACT SEMINOLE COUNTY ENGINEERING @ 407-665-7409 FOR INFORMATION ON SETTING YOUR PRE-CONSTRUCTION MEETING, ISSUANCE OF COUNTY PERMITS AND OTHER REQUIREMENTS.

UTILITY COMPANIES

SANITARY SEWER: SEMINOLE COUNTY HEALTH DEPARTMENT 407-665-3600
WATER DISTRIBUTION: SEMINOLE COUNTY HEALTH DEPARTMENT 407-665-3600
ELECTRICAL POWER: FLORIDA POWER AND LIGHT 407-328-1909
TELEPHONE: EMBARG 1-800-339-1811
CABLE: BRIGHT HOUSE 407-291-2500

REV	DATE	BY	COMMENTS
1	8/25/08	JR	ADDRESS SEMINOLE COUNTY'S COMMENTS (7/2/08)
2	9/15/08	JR	ADDRESS SEMINOLE COUNTY'S COMMENTS (9/11/08)
3			
4			
5			
6			

COVER SHEET

MGM INDUSTRIAL PARK

2685 RICHMOND AVE.
SANFORD, FLORIDA

JHR CONSULTANTS, INC.
478 EAST ALTAMONTE DRIVE #162
ALTAMONTE SPRINGS, FLORIDA 32701
TELEPHONE: 407-262-9176 FAX: 407-262-9170
E-MAIL: jackreynolds@embarqmail.com

PROJECT #:
DATE: 06/01/08

SCALE: NTS

DRAWN: JHR

APPROVED: BRP

SHEET NAME:

C-1

SHEET: 1 OF 4

Property Appraiser ID Number # 03-20-31-501-0000-0070

Seminole County
Approved for construction

This approval is subject to specific conformance to the Seminole County Land Development Code and any special requirements of the Board of County Commissioners. It shall be the responsibility of the developer to correct any defects in the plans or the facility as constructed which results in a failure to meet applicable code requirements. Administrative acceptance of the developer's plans does not constitute a waiver of any code requirements nor does it relieve the developer of responsibility to meet those requirements. This specific approval is valid for a period of one year from the date below.

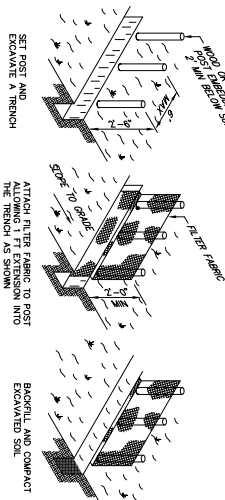
Approved:

Seminole County Development Review Department

Date

GENERAL NOTES

1. KEEP FILL AWAY FROM ALL TREE TRUNKS.
2. FILL IS STOCK PILED. NO GRADING PERMITTED.
3. HYDRO SEEDING REQUIRED.



- NOTES:
1. MATERIALS CONSTRUCTION METHODS AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND CONSTRUCTION MANUAL.
 2. CONTRACTOR SHALL PROTECT ALL EXISTING TREES AND SHALL MAINTAIN ALL EXISTING UTILITIES.
 3. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL MAINTAIN ALL EXISTING UTILITIES.
 4. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL MAINTAIN ALL EXISTING UTILITIES.

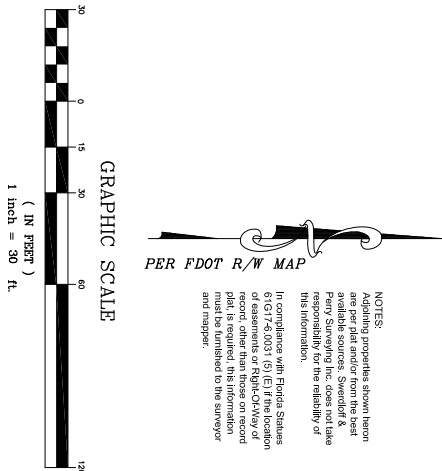
Legal Description

The South 76 feet of Lot 7 and all of Lot 8, Block D, BROWN'S SUBDIVISION OF "BECK HAMMOCK", according to the plat thereof, as recorded in Plat Book 1, Page(s) 83, of the Public Records of Seminole County, FL.

Community number: 120281 Parcel: 0090
Subject: F.F.L.M. Date: 4/17/1995 Flood Zone: X
Date of field work: 10/30/2007; 3/10/2008 Completion Date: 11/5/2007
Revised Map: 3/25/2008 (Survey Updated, Tree & Elevations Added)

Certified to:
M G M Construction Products LLC; Brokers Title of Longwood 1, LLC;
Commonwealth Land Title Insurance Company; Enterprise Bank & Trust, its successors and/or assigns.

Property Address:
2685 Richmond Avenue
Sanford, FL 32773
Survey number: SL 93332



NOTES:

Adjusting appropriate shown hereon to the actual conditions of the site. The surveyor is not responsible for the accuracy of the information provided by the client. The surveyor is not responsible for the accuracy of the information provided by the client.

GENERAL NOTES

1. Legal description provided by others.
2. The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat.
3. Underground portions of footings, foundations or other improvements were not located.
4. Only visible encroachments located.
5. No identification found on property corners unless noted.
6. Dimensions shown are plat and measured unless otherwise noted.
7. Elevations if shown are based upon N.G.V.D. 1929 unless otherwise noted.
8. Adjoining lots are within the same block, unless otherwise noted.
9. This is a BOUNDARY SURVEY unless otherwise noted.
10. Not valid unless sealed with the signing surveyors embossed seal.
11. I hereby certify that this survey is a true and correct representation of a survey prepared under my direction.
12. FLOOD ZONE DETERMINATIONS ARE PROVIDED AS A COURTESY ONLY, AND ARE DERIVED FROM THE BEST SOURCES AVAILABLE TO THE SURVEYOR. THIS INFORMATION SHOULD NOT BE RELIED UPON FOR FLOOD INSURANCE PURPOSES, AND MAY OFFER FROM INFORMATION PROVIDED BY OTHERS.
13. Septic tank and/or drainfield locations are approximate and MUST be verified by appropriate utility location companies.
14. Bearing basis shown per plat unless otherwise shown.
15. Survey is for reference only unless signed and sealed by a Florida Registered Land Surveyor.
16. All lines are not radial unless otherwise noted.
17. Recertification does not indicate an update.

LB: 7132
Ralph Swerdloff
Louis R. Ramirez

Registered Land Surveyor No. 3411
Professional Surveyor and Mapper No. 0304

- LEGEND
- Wood Fence
 - Wire Fence
 - Chain Link Fence
 - Found Nail
 - Field Measured
 - Clear
 - Encroachment
 - Centerline
 - Concrete
 - Property Line
 - Concrete Monument
 - F.I.R.
 - F.P.
 - R/W
 - N&D
 - D.E.
 - U.E.
 - FD.
 - P.
 - O.H.U.
 - P.P.
 - TX
 - CATV
 - CB
 - F.C.C.
 - Field
- W.M.
- TEL.
 - B.R.
 - CH
 - RAD
 - N.R.
 - A/C
 - B.M.
 - C.
 - D.
 - D.H.
 - D.W.
 - ESMT
 - EL
 - F.F.
 - F.C.M.
 - F.P.K.
 - L
 - L.B.
 - L.A.E.
 - M.H.
 - O
- Water Meter
- Telephone Facilities
 - Covered Area
 - Bearing Reference
 - Chord
 - Radial
 - Non Radial
 - Air Conditioner
 - Bench Mark
 - Calculated
 - Block Wall
 - Central Angle/Delta
 - Deed Book
 - Description of Deed
 - Drill Hole
 - Driveway
 - Found Concrete Monument
 - Found Parker-Kalon Nail
 - Length
 - Licensed Business
 - Limited Access Easement
 - Line Break Not to Scale
 - Manhole
 - Found
- O.H.L.
- N.T.S.
 - O.R.
 - O.R.B.
 - P.C.P.
 - P.R.M.
 - P.G.
 - P.V.M.T.
 - E.O.P.
 - P.B.
 - P.O.B.
 - P.O.C.
 - P.O.L.
 - P.C.
 - P.C.P.
 - P.T.
 - R.
 - R.O.E.
 - S.I.R.
 - S/W
 - T.O.B.
 - TYP.
 - W.C.
 - 10.05
 - E.O.W.
 - P.C.C.
 - P.I.
 - R/W
- Overhead Lines
- Not to Scale
 - Official Records Book
 - Permanent Control Point
 - Page
 - Pavement
 - Edge Of Pavement
 - Point of Beginning
 - Point of Commencement
 - Point on Line
 - Point of Curvature
 - Point of Reverse Curvature
 - Point of Tangency
 - Radius (Radial)
 - Roof Overhang Easement
 - Set Iron Rod & Cap
 - Stewalk
 - Top of Bank
 - Typical
 - Witness Corner
 - Existing Elevation
 - Edge of Water
 - Point of Compound Curve
 - Point of Intersection
 - Right of Way

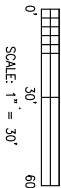
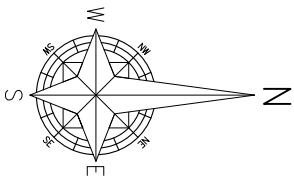
FILL PERMIT

2685 RICHMOND AVE.

C-2

SHEET: 2 OF 3

STATE ROAD 46



SANITARY FLOW CALCS			
PER 3,900 SQ. FT. BLDG.	450 GPD		
3,000 SQ.F.T. OFFICE	400 GPD		
(4) OVERHEAD DOORS			
TOTAL	950 GPD		

SITE STATISTICAL DATA (OVERALL)			
DESCRIPTION	SQ. FT.	ACRES	% OF SITE
SITE AREA	242,420	5.56	100.0%
BLDG. AREA (6 BLDGS.)	59,400	1.36	24.50%
PAVEMENT AREA	109,995	2.52	45.37%
IMPERVIOUS AREA	169,395	3.88	69.87%
OPEN AREA	73,025	1.68	30.13%

1. HIP DEVELOPER COMMITMENT AGREEMENT

STATEMENT OF BASIC FACTS

- Total area: 5.56 acres
- Existing Zoning: A-1
- Proposed Zoning: PUD
- Allowable area of development: 5.56 acres
- The development approval sought is consistent with the Seminole County Comprehensive Land Use Ordinance and the Comprehensive Zoning Ordinance, and will be subject to the development conditions and commitment run with the property.

2. LAND USE BREAKDOWN

LAND USE	AREA	% OF SITE
Pavement & Building Area	169,395 s.f. / 3.88 ac	69.87%
Open Space	73,025 s.f. / 1.68 ac	30.13%
(including retention)		

Total Developable Area	242,420 s.f. / 5.56 ac	100%
Total Land Area	242,420 s.f. / 5.56 ac	100%

3. OPEN SPACE AREAS
- Maintenance of the open space and retention pond shall be the responsibility of the property owner.

4. BUILDING STRIPBACKS REQUIRED PROVIDED
- Front (West).....50' 96'
- Side (North).....10' 10'
- Side (South).....10' 64'
- Rear (East).....25' 125'
- Median roof height.....35' 30'

5. REMITTED USES
- M-1 Industrial District (permitted uses only)
- with outside storage

6. LANDSCAPE & BUFFER CRITERIA
- (4) canopy trees per 100 l.f. adjacent to right of ways and to other property lines. Continuous hedge 24" high and 30" o/c to reach 3' tall w/ one year, screening parking areas from adjacent public right of ways and other property lines. Internal landscaping shall be 10% of parking area and have one canopy tree per 200 s.f. The 10' landscape strips between parking and buildings shall not be required.

7. BUFFER YARDS PROVIDED
- EAST.....10' 20'
- SOUTH.....5' 15'
- WEST.....25' 27'

8. PARKING REQUIREMENTS
1. Parking spaces shall be 10'x20' or 10'x18' w/ 2' overhang.
2. 1 parking space per 200 sq. ft. of office
- 1 parking space per 1,000 S.F. of warehouse
- 1 parking per 2 employees (manufacturing)

9. BUILDINGS
- 14,400 sq. ft. office/2200 = 72
- 45,000 sq.ft. warehouse/1000 = 45
- 12 warehouse workers = 6
- Total spaces required =123
- Total spaces provided =123

10. PHASING
- Proposed development shall be developed up to (6) phases. The first phase shall be building #1; adjacent parking, driveway, potable well, septic system, retention pond and water storage tanks(s).

11. STANDARD COMMENTS
1. Unless specifically addressed otherwise herein, all development shall fully comply with all the codes and ordinances, including impact fees and other applicable regulations, in effect in Seminole County at the time of permit issuance. The developer shall be responsible for obtaining all necessary permits and approvals for this development. Approval has been accepted by and agreed to by the owners of the property.
2. The DCA touches and concerns the described property, and the conditions, commitments and provisions of the DCA shall perpetually burden, run with, and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County, by virtue of a document of equal dignity herewith, the owner of the property shall be responsible for obtaining all necessary permits and approvals for this development. Approval has been accepted by and agreed to by the owners of the property.
3. The terms and provisions of the DCA are not severable, and in the event any portion of this DCA shall be found to be invalid or illegal, then the entire DCA shall be null and void.

12. DEVELOPER COMMENTS
1. Developer agrees to when Richmond Ave. to 24' from SR 46 to the Southwest property corner. Interior asphalt shall be 2" thick with 8" base.

9. WATER, SEWER, STORMWATER & FIRE PROTECTION

WATER: Water services shall be provided by a potable well. Permitted by Seminole County Health Dept.

SANITARY SEWER: Sanitary sewer shall be provided by a septic tank and dewatered permitted by Seminole County Health Dept.

STORMWATER: Stormwater drainage and stormwater management shall be provided by pervious pavement, inlets, pipes and an on-site retention pond. The storm water system shall be reviewed and approved by Seminole County and St. Johns River Water Management District.

FIRE PROTECTION: Fire protection shall be provided by above ground storage tanks. Tank location to be determined by Seminole County Fire Loss Management.

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REV.	DATE	BY	COMMENTS
1	8/25/08	JR	ADDRESS SEMINOLE COUNTY'S COMMENTS (7/2/08)
2	9/15/08	JR	ADDRESS SEMINOLE COUNTY'S COMMENTS (9/11/08)
3			
4			
5			
6			

PRELIMINARY MASTER PLAN

MGM CONSTRUCTION
PRODUCTS, LLC

2685 RICHMOND AVE.
SANFORD, FLORIDA

JHR CONSULTANTS, INC.

478 EAST ALTAMONTE DRIVE #162
ALTAMONTE SPRINGS, FLORIDA 32701
TELEPHONE: 407-262-9176 FAX: 407-262-9170
E-MAIL: jackreynolds@embarqmail.com

PROJECT #:

DATE: 06/01/08

SCALE: 1" = 30'

DRAWN: JHR

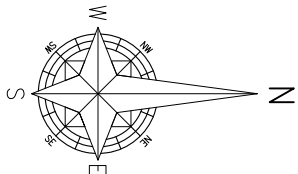
APPROVED: BRP

SHEET NAME:

C-3

SHEET: 3 OF 4

STATE ROAD 46

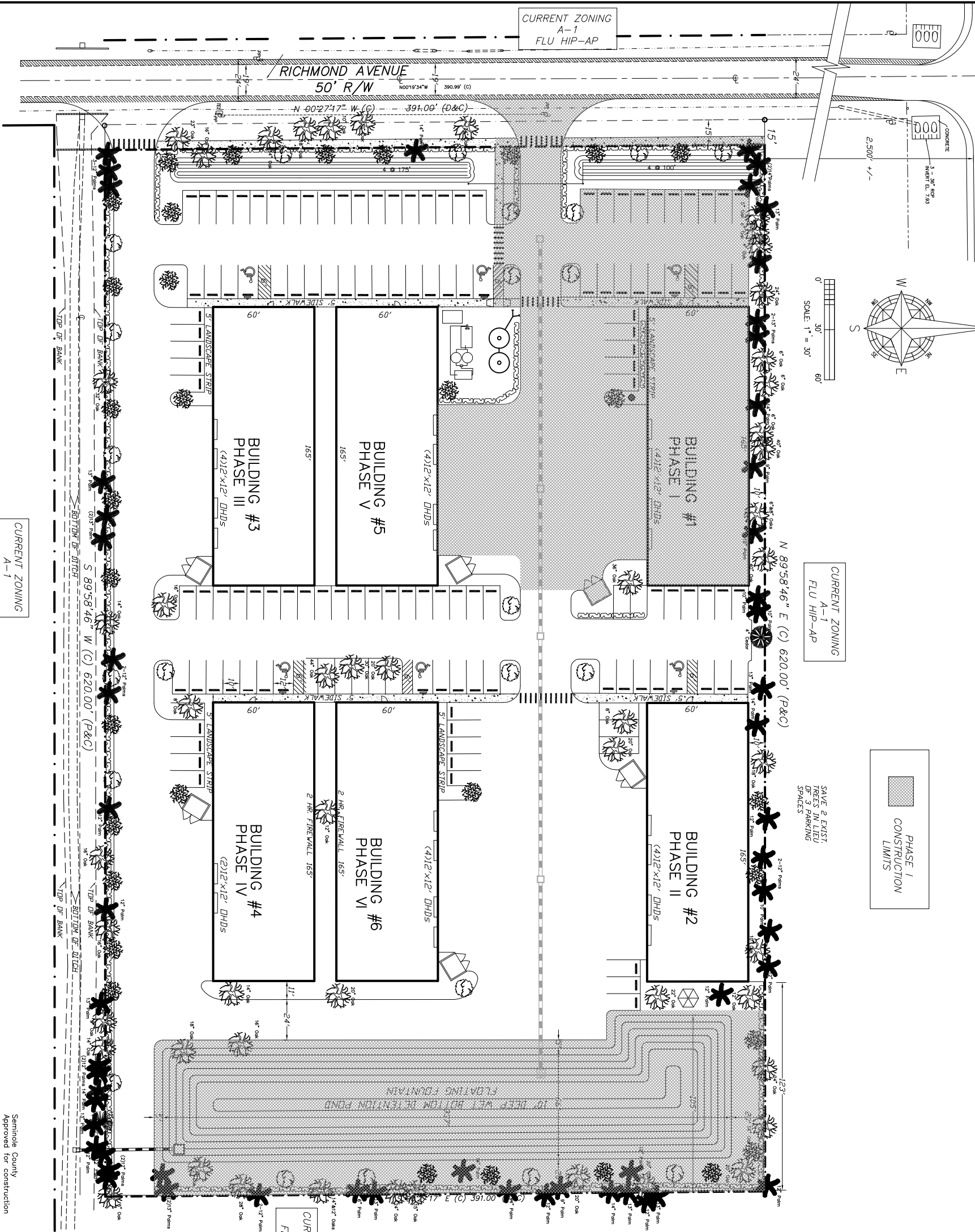


0 30' 60'
SCALE: 1" = 30'

CURRENT ZONING
A-1
FLU HIP-AP

PHASE I
CONSTRUCTION
LIMITS

SAVE 2 EXIST.
TREES IN LIEU
OF 3 PARKING
SPACES



LANDSCAPING LEGEND

WEST PROPERTY LINE

340 L.F./100'4 TREES PER 100 L.F.) = 14 CANOPY TREES REQUIRED

- (7) LIVE OAK OR EQUAL
2.5" CALIPER WITH AN OVERALL AVERAGE
3" CALIPER MEASURED @ 1' ABOVE GROUND (LOW WATER USE)

- (7) SOUTHERN MAGNOLIA OR EQUAL
2.5" CALIPER WITH AN OVERALL AVERAGE
3" CALIPER MEASURED @ 1' ABOVE GROUND (LOW WATER USE)

- (132) SWEET VIBURNUM HEDGE (24" HGT. PLANTED AT 30" O/C.)
TO GROW TO 3' AND 100% OPACITY W/1 ONE YEAR (MED. WATER USE)

NORTH PROPERTY LINE

620 L.F./100'4 TREES PER 100 L.F.) = 25 CANOPY TREES REQUIRED

- (12) LIVE OAK OR EQUAL
2.5" CALIPER WITH AN OVERALL AVERAGE
3" CALIPER MEASURED @ 1' ABOVE GROUND (LOW WATER USE)

- (13) SOUTHERN MAGNOLIA OR EQUAL
2.5" CALIPER WITH AN OVERALL AVERAGE
3" CALIPER MEASURED @ 1' ABOVE GROUND (LOW WATER USE)

- (40) SWEET VIBURNUM HEDGE (24" HGT. PLANTED AT 30" O/C.)
TO GROW TO 3' AND 100% OPACITY W/1 ONE YEAR (MED. WATER USE)

EAST PROPERTY LINE

365 L.F./100'4 TREES PER 100 L.F.) = 15 CANOPY TREES REQUIRED

- (9) LIVE OAK OR EQUAL
2.5" CALIPER WITH AN OVERALL AVERAGE
3" CALIPER MEASURED @ 1' ABOVE GROUND (LOW WATER USE)

- (7) SOUTHERN MAGNOLIA OR EQUAL
2.5" CALIPER WITH AN OVERALL AVERAGE
3" CALIPER MEASURED @ 1' ABOVE GROUND (LOW WATER USE)

- (132) SWEET VIBURNUM HEDGE (24" HGT. PLANTED AT 30" O/C.)
TO GROW TO 3' AND 100% OPACITY W/1 ONE YEAR (MED. WATER USE)

SOUTH PROPERTY LINE

620 L.F./100'4 TREES PER 100 L.F.) = 25 CANOPY TREES REQUIRED

- (12) LIVE OAK OR EQUAL
2.5" CALIPER WITH AN OVERALL AVERAGE
3" CALIPER MEASURED @ 1' ABOVE GROUND (LOW WATER USE)

- (13) SOUTHERN MAGNOLIA OR EQUAL
2.5" CALIPER WITH AN OVERALL AVERAGE
3" CALIPER MEASURED @ 1' ABOVE GROUND (LOW WATER USE)

- (248) SWEET VIBURNUM HEDGE (24" HGT. PLANTED AT 30" O/C.)
TO GROW TO 3' AND 100% OPACITY W/1 ONE YEAR (MED. WATER USE)

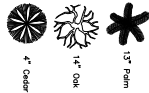
*ANY EXISTING TREES SAVED ALONG PROPERTY LINES CAN COUNT TOWARDS PROPOSED CANOPY TREE TOTAL

**LANDSCAPE LEGEND SHOWS MINIMUM AMOUNT OF TREES TO BE PLANTED (PER LDC). THIS NUMBER MAY INCREASE DEPENDING UPON AMOUNT OF TREES BEING SAVED.

***PROPOSED TREES SHOWN ALONG PROPERTY LINES ARE NOT AN ACCURATE COUNT. EXISTING AND PROPOSED TREES ARE GRAPHICALLY SHOWN TO SHOW TREE CONTINUITY.

****A MINIMUM OF 5 DIFFERENT SPECIES OF CANOPY TREES SHALL BE USED.

EXISTING TREES



CURRENT ZONING
A-1
FLU HIP-AP

Seminole County
Approved for construction

This approval is subject to specific conformance to the Seminole County Land Development Code and any special requirements of the Board of County Commissioners. It shall be the responsibility of the developer to correct any defects in the plans or the facility as constructed which results in a failure to meet applicable code requirements. Administrative acceptance of the developer's plans does not constitute a waiver of any code requirements nor does it relieve the developer of responsibility to meet those requirements. This specific approval is valid for a period of one year from the date below.

Approved:

Seminole County Development Review Department

Date

PRELIMINARY MASTER PLAN

MGM CONSTRUCTION
PRODUCTS, LLC
2685 RICHMOND AVE.
SANFORD, FLORIDA

JHR CONSULTANTS, INC.

478 EAST ALTAMONTE DRIVE #162
ALTAMONTE SPRINGS, FLORIDA 32701
TELEPHONE: 407-262-9176 FAX: 407-262-9170
E-MAIL: jackreynolds@embarqmail.com

PROJECT #:

DATE: 06/01/08

SCALE: 1" = 30'

DRAWN: JHR

APPROVED: BRP

SHEET NAME:

C-4

SHEET: 4 OF 4

**SEMINOLE COUNTY APPROVAL DEVELOPMENT
ORDER**

On January 13, 2009, Seminole County issued this Development Order relating to and touching and concerning the following described property:

Legal description attached as Exhibit A.

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

FINDINGS OF FACT

Property Owner: MGM Construction Products, LLC
Mark Games
P.O. Box 8
Eolia, MO 63344

Project Name: MGM Industrial Park Rezone

Requested Development Approval:

Rezone from A-1 (Agriculture) to PUD (Planned Unit Development).

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by:
Ian Sikonia, Senior Planner
1101 East First Street
Sanford, Florida 32771

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

- a. All development shall comply with the Preliminary Master Plan attached as Exhibit B.
- b. The allowable permitted uses for this site shall be in accordance with the M-1 zoning district and outdoor storage. All special exception uses shall be prohibited on site.
- c. Maximum allowable building height shall be 35 feet.
- d. The maximum allowable building square footage shall be limited to 59,400 square feet (14,400 square feet Office / 45,000 square feet of Warehouse).
- e. The maximum allowable building height shall be 35 feet.
- f. Building setbacks and buffer widths shall be as follows:

West:	50' building setback with a 25' buffer
North:	10' building setback with a 10' buffer
South:	10' building setback with a 5' buffer
East:	25' building setback with a 10' buffer

- g. The proposed landscaping shall consist of four canopy trees per 100 linear feet adjacent to rights of way and to the other properties lines. There shall also be a continuous hedge 24" high and 30" on center to reach 3' tall within one year, screening parking areas from adjacent public rights of way and other property lines. Internal landscaping shall be 10% of the parking area and have one canopy tree per 200 square feet.
- h. This site shall provide a minimum of 123 parking spaces.
- i. The ingress/egress easement shall be paved in accordance with the Land Development Code prior to buildings 3 and 4 receiving their certificate of occupancy.
- j. This site development plan shall include such amenities as a wood gazebo with picnic table and a bicycle rack as depicted on the Preliminary Master Plan attached as Exhibit B. These open space amenities can be substituted at time of Final Master Plan for equivalent amenities, if determined appropriate by the Planning Manager.

- (4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall

perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: _____
Bob Dallari
Chairman, Board of County Commissioners

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, MGM Construction Products, LLC, Mark Games, on behalf of itself and its heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

Witness

Mark Games

Witness

STATE OF FLORIDA)

)

COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared MGM Construction Products, LLC, Mark Games who is personally known to me or who has produced _____ as identification and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 200__.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

EXHIBIT A**LEGAL DESCRIPTION**

The South 76 of Lot 7 and all of Lot 8, Block D, Browns Subdivision of "Beck Hammock", according to the plat thereof, as recorded in Plat Book 1, Page(s) 83, of the Public Records of Seminole County, FL.

EXHIBIT B

(See Attached Pages)

PRELIMINARY MASTER PLAN FOR MGM INDUSTRIAL PARK

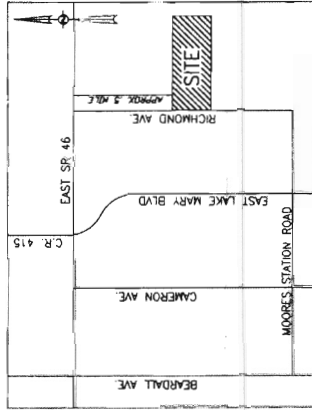
2685 RICHMOND AVE.
SANFORD, FLORIDA

PARCEL I.D. # 03-20-31-501-0D00-0070

PREPARED FOR:
MARK GAMES
MGM CONSTRUCTION PRODUCTS, LLC
P.O. BOX 8
EOLIA, MISSOURI 63344
TELEPHONE (573) 485-2161
FAX (573) 485-6701
E-MAIL: mgames@magruderconstruction.com

PROJECT MANAGER:
JHR CONSULTANTS, INC.
478 EAST ALTAMONTE DRIVE, SUITE 162
ALTAMONTE SPRINGS, FLORIDA 32701
TELEPHONE (407) 262-9176
FAX (407) 262-9170
E-MAIL: jhr@jhrconsultants.com
CONTACT: JACK RETWOLDS

SURVEYOR:
SWERDLOFF & PERRY SURVEYORS, INC.
1301 W. UNIVERSITY BLVD., SUITE 100
LAKE MARY, FLORIDA 32746
TELEPHONE (407) 888-7631
FAX (407) 888-7631
E-MAIL: sandysurveying@gmail.com
CONTACT: RALPH SWERDLOFF



SECTION 03, TOWNSHIP 20 SOUTH, RANGE 31 EAST
LOCATION SKETCH

NOTE TO CONTRACTOR

CONTRACTOR SHALL PAY FOR AND OBTAIN A SEMINOLE COUNTY RIGHT-OF-WAY PERMIT AND HOLD A PRE-CONSTRUCTION CONFERENCE BEFORE STARTING WORK. CONTACT SEMINOLE COUNTY ENGINEERING @ 407-665-7403 FOR INFORMATION ON SETTING YOUR PRE-CONSTRUCTION MEETING, ISSUANCE OF COUNTY PERMITS AND OTHER REQUIREMENTS.

UTILITY COMPANIES

SANITARY SEWER: SEMINOLE COUNTY HEALTH DEPARTMENT 407-665-3600
WATER DISTRIBUTION: SEMINOLE COUNTY HEALTH DEPARTMENT 407-665-3600
ELECTRICAL POWER: FLORIDA POWER AND LIGHT 407-328-1909
TELEPHONE: EMBARG 1-800-338-1811
CABLE: BRIGHT HOUSE 407-291-2500

Property Appraiser ID Number: 12-20-31-501-0D00-0070
Seminole County
Approved for construction:
The approval is subject to specific conditions in the Seminole County Land Development Code and any amendments thereto. The approval is not a guarantee of the accuracy of the information provided by the applicant. The applicant is responsible for obtaining all necessary permits and approvals from the appropriate agencies. The approval is valid for a period of one year from the date herein.

Approved:
Seminole County Development Review Department
Date:

COVER SHEET
MGM INDUSTRIAL PARK
2685 RICHMOND AVE.
SANFORD, FLORIDA

JHR CONSULTANTS, INC.
478 EAST ALTAMONTE DRIVE, SUITE 162
ALTAMONTE SPRINGS, FLORIDA 32701
TELEPHONE: 407-262-9176
FAX: 407-262-9170
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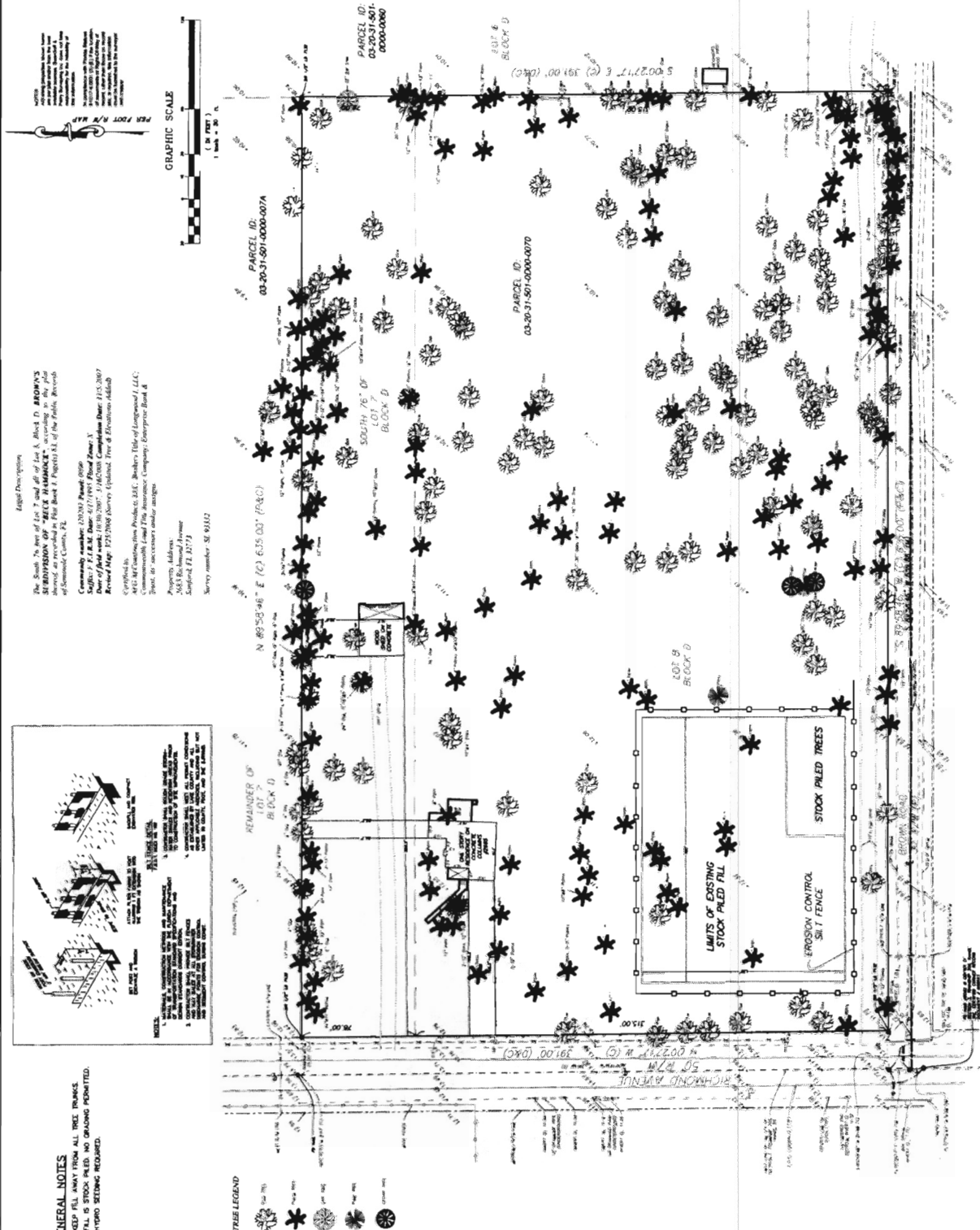
PROJECT #:
DATE: 06/01/08
SCALE: NTS
DRAWN: JHR
APPROVED: BHP
SHEET NAME: C-1
SHEET 1 OF 4

INDEX OF DRAWINGS	
Civil	
C-1	1 COVER SHEET
C-2	2 BOUNDARY & TOPO SURVEY
C-3	3 MASTER SITE PLAN
C-4	4 LANDSCAPE PLAN

REV	DATE	BY	COMMENTS
1	05/08	JR	ADDRESS SEMINOLE COUNTY COMMENTS (07/08)
2	05/08	JR	ADDRESS SEMINOLE COUNTY COMMENTS (07/08)
3			
4			
5			
6			

570 Weymouth Court • Lake Mary, FL 32746 • Voice 407/502-7031 • Fax 407/502-7091

Year	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
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6	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
7	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
8	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
9	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
10	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
11	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
12	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018																																																																																		



ORDINANCE NO.

SEMINOLE COUNTY, FLORIDA
Z2008-27

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY (LEGAL DESCRIPTION ATTACHED AS EXHIBIT); ASSIGNING CERTAIN PROPERTY CURRENTLY ASSIGNED THE A-1 (AGRICULTURE) THE PUD (PLANNED UNIT DEVELOPMENT) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

Section 1. LEGISLATIVE FINDINGS.

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled "MGM Industrial Park Rezone."

(b) The Board hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

Section 2. REZONINGS. The zoning classification assigned to the following described property is changed from A-1 (Agriculture) to PUD (Planned Unit Development):

SEE ATTACHED EXHIBIT A

Section 3. EXCLUSION FROM CODIFICATION. It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall not be codified.

Section 4. SEVERABILITY. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 5. EFFECTIVE DATE. A certified copy of this Ordinance shall be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes, and this Ordinance shall be effective upon filing a copy of this Ordinance with the Department and recording of Development Order 08-20500003.

ENACTED this 13th day of January 2009.
BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
Bob Dallari
Chairman

EXHIBIT A
LEGAL DESCRIPTION

The South 76 of Lot 7 and all of Lot 8, Block D, Browns Subdivision of "Beck Hammock", according to the plat thereof, as recorded in Plat Book 1, Page(s) 83, of the Public Records of Seminole County, FL.

**MINUTES FOR THE SEMINOLE COUNTY
LAND PLANNING AGENCY/PLANNING AND ZONING COMMISSION
NOVEMBER 5, 2008**

Members present: Matthew Brown, Walt Eismann, Kim Day, Rob Wolf, and Melanie Chase.

Members absent: Ben Tucker and Dudley Bates

Also present: Alison Stettner, Planning Manager; Tina Williamson, Assistant Planning Manager; Ian Sikonia, Senior Planner, Austin Watkins, Senior Planner, Alan Willis, Planner, Development Review Division, Anthony Nelson, Senior Engineer, Development Review Division, Melissa Clarke, Assistant County Attorney and Connie R. DeVasto, Clerk to the Commission.

B. MGM Industrial Park Rezone; Jack Reynolds, applicant; 5.56 ± acres; Rezone from A-1 (Agriculture) to PUD (Planned Unit Development); located on the east side of Richmond Avenue approximately ½ mile south of the intersection of SR 46 and Richmond Avenue. (Z2008-27)

Commissioner Carey – District 5
Ian Sikonia, Senior Planner

Ian Sikonia, Senior Planner with the Planning Division, presented this item to the Commission and stated that this is a rezone from A-1 (Agriculture) to PUD (Planned Unit Development) on 5.56 ± acres, located ½ mile south of the intersection of SR 46 and Richmond Avenue.

Mr. Sikonia stated that the proposed Preliminary Master Plan indicates that the project will contain a total 59,400 square feet (building square footage), divided between six buildings. Office uses are limited to 14,400 square feet and warehouse uses are limited to 45,000 square feet. The applicant is proposing uses from the M-1 (Industrial) zoning districts including outdoor storage.

Mr. Sikonia also stated that the area of Richmond Avenue and East Lake Mary Boulevard is in close proximity to the Orlando/Sanford International Airport and has been assigned the Future Land Use Designation of Higher Intensity Planned Development (airport HIP-AP). The HIP-AP Future Land Use Designation has been implemented to encourage and foster growth for airport support uses such as retail, industrial, and office. In recent years, this area has been transitioning from agricultural and residential uses to more intense industrial and office uses, which are more compatible and consistent with the existing Future Land use Designation on the property. Mr. Sikonia cited Kentucky Street PCD, Moores Station Road PCD, and the Laura Avenue Rezone as examples of recent rezone applications with all allowed for similar industrial uses.

Mr. Sikonia advised that this site is surrounded by vacant parcels and single-family homes on one acre and larger lots. All surrounding properties have the A-1 zoning classification and the HIP-AP Future Land Use Designation. Due to the size of this property, its proximity to major thoroughfares and the Orlando/Sanford International Airport, the proposed development of an office/warehouse complex is consistent with the intent of the HIP-AP Future Land Use.

Staff finds the requested rezone is compatible with the surrounding uses and existing development patterns of the area and recommends approval of the Preliminary Site Plan subject to the conditions of the Development Order.

Jack Reynolds, applicant, stated that he is in agreement with Staff's findings and recommendations and would be happy to answer any questions.

No one spoke in favor or opposition of this item from the audience.

Commissioner Eismann made a motion to recommend approval of this request.

Commissioner Wolf seconded the motion.

The motion passed unanimously 5 – 0.

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On January 13, 2009, Seminole County issued this Development Order relating to and touching and concerning the following described property:

Legal description attached as Exhibit A.

FINDINGS OF FACT

Property Owner: MGM Construction Products, LLC
Mark Games
P.O. Box 8
Eolia, MO 63344

Project Name: MGM Industrial Park Rezone

Requested Development Approval:

Rezone from A-1 (Agriculture) to PUD (Planned Unit Development).

The Board of County Commissioners has determined that the request for a rezone from A-1 (Agriculture) to PUD (Planned Unit Development) is not compatible with the surrounding area and could not be supported.

After fully considering staff analysis titled "MGM Industrial Park rezone from A-1 (Agriculture) to PUD (Planned Unit Development)" and all evidence submitted at the public hearing on January 13, 2009, regarding this matter the Board of County Commissioners have found, determined and concluded that the requested development approval should be denied.

ORDER

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:
The aforementioned application for development approval is DENIED.
Done and Ordered on the date first written above.

SEMINOLE COUNTY BOARD
OF COUNTY COMMISSIONERS

By: _____
Bob Dallari, Chairman

EXHIBIT A

Legal Description

The South 76 of Lot 7 and all of Lot 8, Block D, Browns Subdivision of "Beck Hammock", according to the plat thereof, as recorded in Plat Book 1, Page(s) 83, of the Public Records of Seminole County, FL.

SEMINOLE COUNTY
APPLICATION & AFFIDAVIT

Ownership Disclosure Form

Please provide the information as requested below in accordance with Ordinance No. 07- _____:

1. List all natural persons who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

Name: _____	Name: _____
Address: _____	Address: _____
Phone #: _____	Phone #: _____
Name: _____	Name: _____
Address: _____	Address: _____
Phone #: _____	Phone #: _____

(Use additional sheets for more space.)

2. For each corporate owner, list the name, address, and title of each officer of the corporation, the name and address of each director of the corporation, and the name and address of each shareholder who owns 2% or more of the stock of the corporation. Shareholders need not be disclosed as to corporations whose shares of stock are traded publicly on any national or regional stock exchange.

Name of Corporation: <u>MGM Construction</u>	Name of Corporation: _____
Officers: <u>Products, LLC</u>	Officers: _____
Address: <u>P.O. Box 8, Eolia, Mo. 63344</u>	Address: _____
Directors: <u>Mark Games</u>	Directors: _____
Address: _____	Address: _____
Shareholders: _____	Shareholders: _____
Address: _____	Address: _____

(Use additional sheets for more space.)

3. In the case of a trust, list the name and address of each trustee and the name and address of the beneficiaries of the trust.

Name of Trust: _____	
Trustees: _____	Beneficiaries: _____
Address: _____	Address: _____

(Use additional sheets for more space.)

SEMINOLE COUNTY
APPLICATION AND AFFIDAVIT

4. For partnerships, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners.

Name of Partnership: _____	Name of Partnership: _____
Principal: _____	Principal: _____
Address: _____	Address: _____

(Use additional sheets for more space.)

5. In the circumstances of a contract for purchase, list the name of each contract vendee, with their names and addresses, the same as required for corporations, trust, or partnerships. In addition, the date of the contract for purchase shall be specified along with any contingency clause relating to the outcome of the consideration of this petition.

Contract Vendee:	Contract Vendee:
Name: _____	Name: _____
Address: _____	Address: _____

(Use additional sheets for more space.)

6. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.

7. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject rezone, future land use amendment, special exception, or variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein.

04-11-08
Date

* 
Owner, Agent, Applicant Signature

STATE OF ~~FLORIDA~~ MISSOURI
COUNTY OF PIKE

Sworn to (or affirmed) and subscribed before me this 11TH day of APRIL, 2008 by _____

Teresa Branstetter
Signature of Notary Public

Print, Type or Stamp Name of Notary Public

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced _____



For Use by Planning & Development Staff

Date: _____ Application Number: _____